





City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: May 23, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: OPPOSE A CONDITIONAL USE PERMIT FOR A 14,248 SQUARE FOOT, 24-BED SOCIAL CARE FACILITY LOCATED ON 2.5 ACRES WEST OF SAN TIMOTEO CANYON ROAD AND SOUTH OF BERMUDEZ STREET IN THE CITY'S SPHERE OF INFLUENCE (P200500652/CUP)

RECOMMENDATION

The recommendation is that the City Council opposes a conditional use permit for a proposed social care facility (referenced) and directs staff to forward a letter of opposition to the San Bernardino County Board of Supervisors and the Land Use Services Department.

BACKGROUND

In mid April 2006, City staff was made aware of a social care facility project proposed for a site located in the City's Sphere of Influence. Upon request, the County Land Use Services Department forwarded a copy of the project routing to Community Development staff.

The project routing did not provide enough information about the project to the City's concerns and consequently, staff requested a meeting with the County planner to review the project file and inquire further about the project.

On April 19, 2006, the Community Development Director and Fire Marshal met with the County Planner and reviewed the file.

ANALYSIS

The proposed project was not routed to the City of Loma Linda for review and comment because the County maps incorrectly showed the property as being located in the City of Redlands Sphere of Influence. City staff informed the County planner that the project is in the Loma Linda

Sphere and requested that they confer with the Local Agency Formation Commission to obtain updated jurisdictional maps.

The project description included on the project routing and contained in the project file is ambiguous, at best (see Attachment A, Project Routing). The description simply identifies the project as a 14,248 square foot, 24-bed social care facility located on 2.5 acres west of San Timoteo Road and south of Bermudez Street. It is unclear as to what kind of social care facility is being proposed (i.e., group home, sober living, at-risk youth, senior, parolee). For this reason, the impacts to surrounding land uses, including those located at the eastern edge of the City cannot be accurately assessed.

The County planner forwarded an email to City staff that provides some additional project information. The email was from Heidi Duron, Senior Associate Planner and addressed to Mr. Jay Stewart, an area resident who is concerned about the project. A copy of the email is included as Attachment B to this Report.

The size of the facility (14,248 square feet with 24-beds on 2.5 acres) is also of concern because the City of Loma Linda will be the service provider for water, sewer, police, and fire and paramedic services. At this time, the County contracts with the City Fire Department to provide services to this area. Social care facilities for six or fewer residents frequently place an undue burden on paramedic services in particular. It is presumed that a 24-bed facility would have the impact of at least four of the smaller facilities. Similarly, police services in the City's sphere are generally provided by the deputies assigned to Loma Linda because they can respond more quickly to calls in this area than deputies who are assigned to cover County unincorporated areas.

Staff's review of the site plan revealed that only one access from San Timoteo Canyon Road is proposed for the site. Projects proposed for construction in the City are required to provide a minimum of two access points to ensure that on-site circulation functions appropriately. Two access points also ensure that emergency vehicles can access the site from more than one point and residents, employees, and visitors can easily evacuate during emergencies and disasters. Staff also noted that the site design does not accommodate access to emergency vehicles and personnel throughout the site.

The site plan also reveals that the project will not be required to provide off-site improvements to either San Timoteo Canyon Road or Bermudez Street. Such improvements would include construction of sidewalks, curbs, gutters, street widening, and under grounding and/or extensions of utilities. These types of improvements may be required at the time of building and construction permit issuance; however, the project file does not contain documentation of County requirements.

The project file indicates that the site will be served with a septic system. Staff is concerned that the facility is too large for a septic system and should be required to hook up to City sewer system. A sewer main is located nearby in Barton Road. It is anticipated that this area will be annexed to the City at some point in the future and for this reason, staff feels that the facility should be required meet City standards and requirements, in as much as possible. The facility will be served by City water and a water main is also located nearby in Barton Road.

ENVIRONMENTAL

Staff's review of the project and subsequent preparation of a letter to the County Board of Supervisors in opposition to the project is not subject to the California Environmental Quality Act (CEQA). The County Land Use Services Department is the Lead Agency for the project and compliance with CEQA will be handled by that agency.

FINANCIAL IMPACT

The financial impacts of this project are not known at this time and staff is concerned that the impacts to City services could be considerable.

ATTACHMENTS

- A. Project Routing (San Bernardino County Land Use Services Department, Planning Division Project Notice)
- B. Email from Heidi Duron, Senior Associate Planner (dated March 8, 2006)

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Attachment A

Project Routing **(San Bernardino County Land Use Services, Planning Division Project Notice)**



SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT PLANNING DIVISION PROJECT NOTICE

San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Ave., First Floor San Bernardino, CA 92415-0182

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES:

The development proposal listed below has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project.

Your comments must be received by this department no later than **FEBRUARY 24, 2006**. Please refer to this project by the Applicant's name and Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact **Senior Associate Planner, Heidi Duron** at (909) 387-4131, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3249.

ASSESSOR PARCEL NUMBER: 0293-091-05 (See map on back for more information)

PROJECT No: P200500652/CUP

APPLICANT: ACE BUILDERS, INC. (LEE, JAE)

PROPOSAL: CONDITIONAL USE PERMIT TO ESTABLISH A 14,248 SF
SOCIAL CARE FACILITY WITH A MAXIMUM OF 24
RESIDENTS ON 2.5 ACRES

LAND USE DISTRICT (ZONING): EL/RL-5 (EAST LOMA LINDA/RURAL LIVING-5 ACRE
MINIMUM LOT SIZE)

IN THE COMMUNITY OF: REDLANDS/3RD SUPERVISORIAL DISTRICT

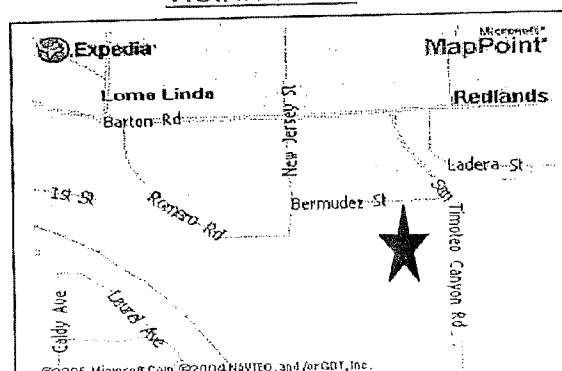
LOCATED AT: SOUTHWEST CORNER OF BERMUDEZ STREET AND SAN
TIMOTEO ROAD

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):



VICINITY MAP



Attachment B

**Email from Heidi Duron, Senior Associate Planner
(dated March 8, 2006)**

Deborah Woldruff

From: Duron, Heidi - Planning [hduron@lusd.sbcounty.gov]
Sent: Wednesday, March 08, 2006 2:30 PM
To: 'Jay Stuart'
Cc: Rynerson, Julie - Planning
Subject: RE: Project No P200500652/CUP

Good Afternoon, Mr. Stuart,

I have had a detailed discussion with the owner of the proposed facility, to help provide a more thorough understanding of the type of facility he intends to operate. He described the facility as a wellness education retreat. There are no age limitations or length of stay requirements, however, he anticipates most of his clients to be Seniors, with a stay of a few days to a couple of weeks at the most. This is by no means a "living" facility, or extended care facility. The focus of the program that will be offered is mental and physical health restoration. This is not a rehabilitation facility, but rather a service that the clients will seek out to find ways of bettering their well-being.

The applicant has not applied for a "re-zoning", as the proposed facility is considered an additional use, which is allowed within the current Land Use District (zoning).

I am not aware of any other locations that have been considered.

There is certainly the possibility of a public hearing. As I mentioned, I will extend the comment period. Once the public has had the opportunity to respond, based upon the new information that has been provided, we will have a better understanding of the community's position on the proposed project. If there is opposition to the proposal, a public hearing will be necessary.

Finally, I will forward a copy of the mailing list to you, as this is part of the public record. The project notices are sent to property owners located within 300' of the external boundaries of the project site, in addition to other County departments who review the project.

I hope this answers your questions. If you have any other comments or concerns, I would be more than happy to assist you.

Heidi Duron, Senior Associate Planner
Land Use Services Department
Current Planning Division
909.387.4115